



City of Santa Barbara
Building & Safety Division
**Procedure for Change in Use or
Occupancy**

Community Development
630 Garden Street
805-564-5485

Every building is classified by the building official according to its use or occupancy as a building of Group A, B, C, E, F, H, I, M, R, S, or U type as defined the 1997 Uniform Building Code (UBC) and the 1998 California Building Code (CBC). Building permit records or past approved plans may be used to identify or establish legally existing occupancies. Any occupancy about which there is any question shall be classified by the building official and included in the group that it most clearly resembles, based on the existing life and fire hazard (including outdated classification types).

A change of occupancy classification or use of any building requires approval of the building official. No change shall be made in the character of occupancies or use of any building which would place the building in a more hazardous occupancy classification group, unless such building is made to comply with current code requirements (CBC Section 3405). The basis for this requirement is to provide for a higher level of safety to the general public due to the anticipated intensification of use caused by the change in occupancy.

The change of occupancy must also be in conformance with the land use and parking requirements of the zoning ordinance. Please consult Planning and Zoning for possible parking requirements.

A qualified design professional is required to submit a code analysis report and prepared plans which will identify existing conditions and/or proposed alterations necessary to bring the building into full code compliance. The completeness and accuracy of the report is essential for staff to determine the extent of alterations required to accomplish the change in use. A code analysis report shall address but may not be limited to the following issues:

- ❑ Use or occupancy classification pursuant to requirements of CBC Chapter 3
- ❑ Type of construction pursuant to requirements of CBC Chapter 6
- ❑ Fire resistance of exterior walls and wall opening protection based on proximity to property lines pursuant to requirements of CBC Chapter 5
- ❑ Allowable floor area, allowable maximum height, maximum number or stories permitted and automatic fire-sprinkler requirements pursuant to requirements of CBC Chapter 5
- ❑ Conformity with required exiting pursuant to CBC Chapter 10

- ❑ Conformity with State accessibility requirements pursuant to CBC Chapter 11B and Title 24
- ❑ A complete structural evaluation of the building or structure that may include plans details and calculations as applicable to show compliance with CBC Chapters 16 and/or other applicable codes
- ❑ A specific proposal that includes alterations required for the building to meet applicable building code requirements
- ❑ Compliance with minimum number of restroom facilities and number of plumbing fixtures pursuant to CPC Chapter 4
- ❑ Review and approval by ABR/Landmarks Commission design review boards for all proposed or required exterior alterations
- ❑ Plan approval necessary from all other divisions, departments, and agencies including Planning & Zoning, Public Works Engineering, Public Works Transportation, Fire Department, APCD, and County Health Department

Permit applications and general plan submittal requirement handouts are available at the Building and Safety counter.